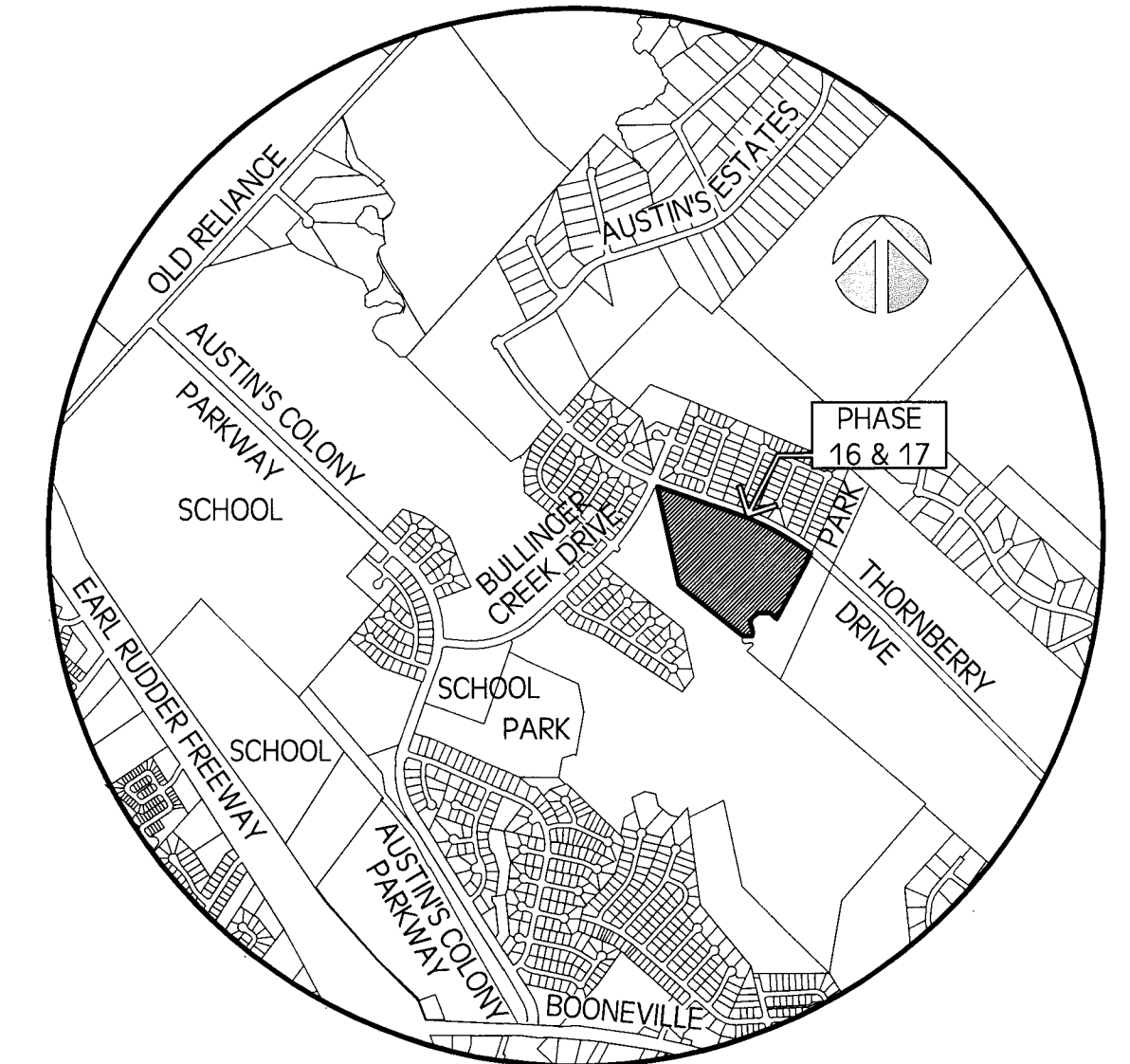


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	25.00'	14°22'52"	6.27	3.15'	N76°04'22"W 6.26'
C2	3040.00'	1°41'36"	89.85	44.93'	S69°43'44"E 89.84'
C3	2960.35'	0°16'00"	13.78	6.89'	N53°04'24"W 13.78'
C4	2751.42'	0°53'18"	42.66	21.33'	N52°27'18"W 42.66'

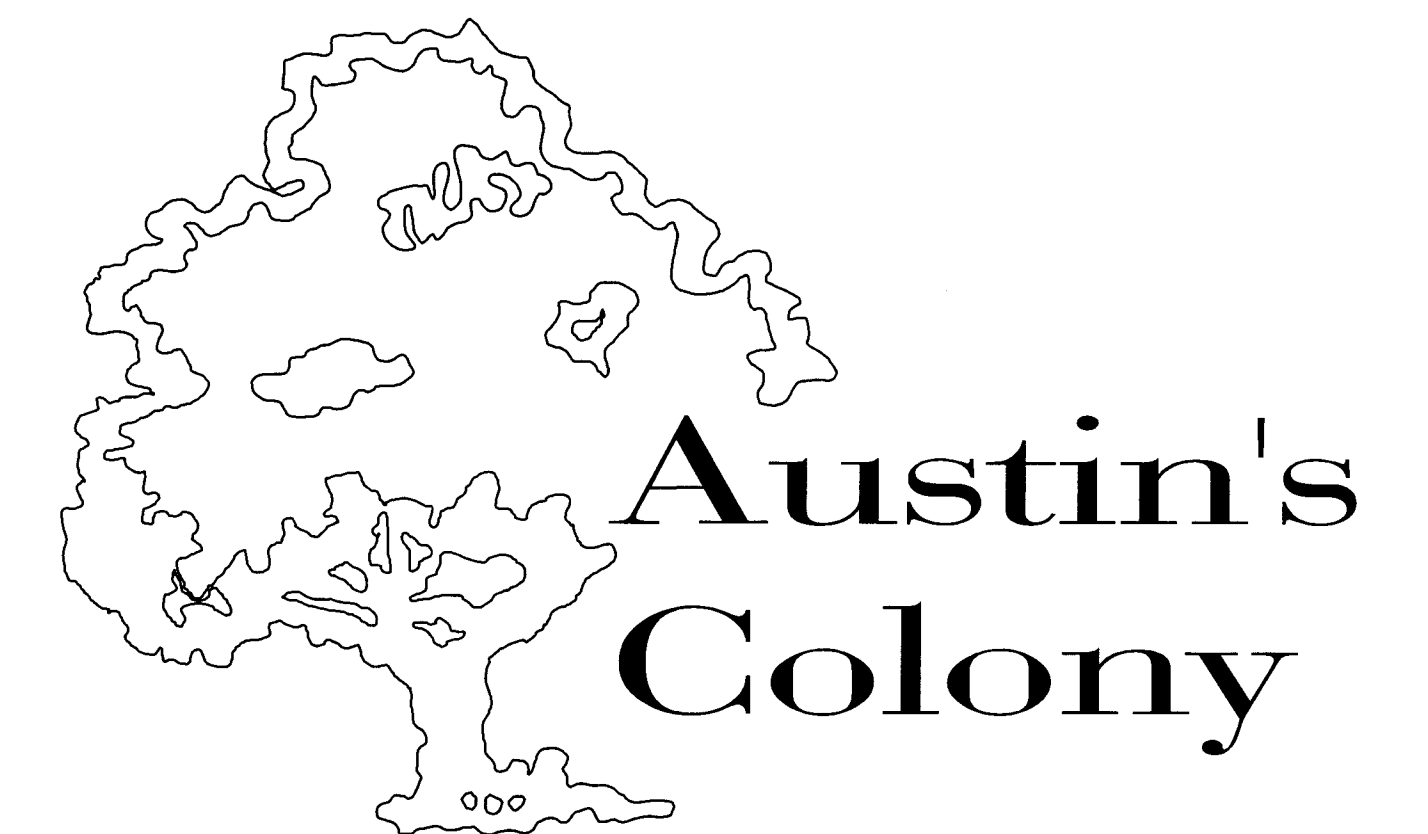


- GENERAL NOTES:
- 1.) AVERAGE RESIDENTIAL LOT SIZE 70' X 120'.
 - 2.) LOCAL STREETS ARE 50' ROW - 27' B-B HMAL PAVEMENT
 - 3.) AVERAGE LOT DENSITY IS 3.2 LOTS PER ACRE.
 - 4.) BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN.
 - 5.) SETBACK LINES WILL COMPLY WITH CITY ORDINANCE.
 - 6.) AVERAGE TRIP GENERATION PER DWELLING UNIT IS 9.55 TRIPS PER DAY.
 - 7.) NO DRIVEWAY ACCESS TO THORNBERRY DRIVE SHALL BE ALLOWED FROM ANY LOTS.
 - 8.) ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES.
 - 9.) WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE TO THIS DEVELOPMENT.
 - 10.) PD-H DISTRICT, AS APPROVED BY BRYAN'S CITY COUNCIL ON APRIL 22, 2014 WITH ORDINANCE NO. 2040.
 - 11.) A PORTION OF THE DEVELOPMENT IS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP 48041C0 205 F & 215 F, REVISED APRIL 2, 2014.
 - 12.) PUBLIC RIGHT-OF-WAY FOR THORNBERRY DRIVE WAS DEDICATED IN VOLUME 9740 PAGE 181 BRAZOS COUNTY DEED RECORDS.
 - 13.) FENCING THAT BLOCKS STORM FLOW SHALL NOT BE PERMITTED IN THE DRAINAGE EASEMENTS.

PHASE LINES



KEY MAP



PRELIMINARY PLAN AUSTIN'S COLONY PHASES 16 & 17 29.060 ACRES

JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
Scale 1"=100' May 31, 2016

PREPARED BY:
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RECEIVED
MAY 31 2016